
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Sykesville

NAME OF SUSTAINABLE COMMUNITY: Sykesville, Maryland

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- ☐ **TAB #1 Applicant Information**
- ☐ **TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- ☐ **TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- ☐ **TAB #4 Sustainable Community Plan**
- ☐ **TAB #5 Progress Measures**
- ☐ **TAB #6 Local Support Resolution**
- ☐ **TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Sykesville, Maryland

Legal Name of Applicant: Town of Sykesville

Federal Identification Number: 52-6001575

Street Address: 7547 Main Street

City: Sykesville	County: Carroll	State: MD	Zip Code: 21784
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Phone No: (410) 795-8959	Fax: (410) 795-3818	Web Address: www.sykesville.net
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Sustainable Community Contact For Application Status:

Name: Matthew Candland	Title: Town Manager
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Address: 7547 Main Street	City: Sykesville	State: MD	Zip Code: 21784
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Phone No: 410-795-8959 x	Fax: 410-795-3818	E-mail: mcandland@sykesville.net
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Person to be contacted for Award notification:

Name: Matthew Candland	Title: Town Manager
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Address: 7547 Main Street	City: Sykesville	State: MD	Zip Code: 21784
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Phone No: 410-795-8959 x	Fax:	E-mail: mcandland@sykesville.net
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II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Carroll

Name of Sustainable Community: Sykesville, Maryland

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The proposed SC includes the incorporated limits of Sykesville. Within this area are two locally designated historic districts: Downtown and Warfield. Both of these districts are on the National Register of Historic Places. The area is a Community Legacy program area as well as a designated Maryland Main Street.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: _____

Existing federal, state or local designations (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood |
| <input checked="" type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input type="checkbox"/> Other(s): <u>Save America's Treasures and Heart of the Civil War Heritage Area TIZ eligible</u> | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

The Town has made a number of significant smart growth and revitalization investments over the years in accordance with its Main Street Master Plan which was adopted in 1998 and later incorporated into the 2011 Master Plan Update. These projects were funded from a variety of sources including State programs such as Community Legacy, MHT grants and others. Funding also came from private donations and the Town's General Fund. These include:

1. Restoration and adaptive reuse of Building H at the Warfield Complex that currently houses the Carroll County Dance Company.
2. Relocation and exterior restoration of an historic two story frame building that was once located on our Main Street.
3. Construction of Little Sykes Railway Park which houses a restored 1949 Miniature Train Company train. Volunteers provide free rides for our community's youth.
4. Construction of additions to the Town House and the Police Station that provide universal access for residents and visitors.
5. Construction of the Old Main Line Park celebrating the 100 anniversary of the Town's incorporation.
6. Relocation and reconstruction of the historic C&P Interlocking Tower building that was once located at Pennsylvania Station in Baltimore. This building was dismantled and moved to Sykesville where much of it was reconstructed and now serves as the Town's Visitor Center, Contract Post Office, Public Restrooms, and a Public Room that can be rented for private use.
7. Restoration of the historic one room African American schoolhouse. This building was slated to be demolished. The Town acquired the building and through funding from the Maryland Historical Trust and numerous private donors, the Town was able to restore the building. It now serves as a field trip destination for local school children where they can learn about education and segregation in early 1900's Sykesville.
8. Purchase and redevelopment of J&B Auto Salvage. Salvage yard that remained vacant for years. Town received State grant to perform an environmental assessment and then worked in partnership with a private developer to redevelop the site into a commercial building site as well as a public parking lot.
9. Construction of two pedestrian alleyways to provide pedestrian access from two public parking lots to Main Street.
10. Construction and Redevelopment of three downtown parking lots to provide additional downtown parking and planting beds. This project also included a storm water mitigation project to capture the equivalent amount of storm water from the Town's Public Works Maintenance Shop.
11. Restoration and adaptive reuse of the historic Springfield Hospital Gate House. which today houses the Town's museum.
12. Restoration and adaptive reuse of the historic Warfield Complex that was once a part of Springfield Hospital Center. The Town acquired ownership of the approximately 138 acres and assumed ownership for 96 of these acres. The 14 vacant buildings have begun to be restored and adaptively reused for such things as the State of Maryland Police Training Center, the corporate headquarters for Nexion Health, studio for the Carroll County Dance company and others.
13. Construction of a new at grade intersection at Rt. 32 and Springfield Ave. This intersection provided safety improvements to two existing intersections that were dangerous for motorists. It also provided a gateway entrance Warfield Center.
14. Construction of a pedestrian underpass which provides pedestrian access underneath MD Route 32.
15. Restoration and adaptive reuse of the historic B&O Train Station. Station now houses a fine dining restaurant named Baldwins Station.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?

(Answer Space 4,000 characters)

1. State Highway Administrations continued ownership of Main Street and Springfield Ave. (MD Rt. 851). This has made downtown revitalization more difficult.
2. Carroll County's ownership of the water and sewer system. The system, which is as old as 80 or 90 years old in some areas, is in need of replacement. The current system experiences regular failures which creates a competitive disadvantage for downtown businesses.
3. Dramatic cuts in State Highway User Revenue has made maintaining roadways extremely difficult.
4. Dramatic cuts in Program Open Space has made the creation and upgrading of parks and open spaces very challenging.
5. The current Maryland Historic Tax Credit is somewhat challenging to use and as a result makes restoration and adaptive reuse of Sykesville's historic buildings difficult.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

The area has numerous strengths including:

- a. Good housing mix – there is a strong balance of well-maintained single family detached, single family semi-detached, and multi-family housing stock. Even in these challenging economic times the number of foreclosures has been minimal.
- b. The area's parks are numerous and attractive. They provide excellent opportunities for recreation and add beauty to the community.
- c. Numerous historic buildings have been restored
- d. Carroll Area Transit System provides an excellent transportation option
- e. Park and Ride facility provides opportunities for carpooling.

The area does have some weaknesses including:

- a. Sections of the area, which have some commercial vacancies and need continued revitalization
- b. Underutilized historic buildings
- c. Loss of Highway User Revenue and other funding sources from the State have hurt.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The area consists of a variety of land uses. The largest use is single family detached homes. The Town's innovative Small Town Planning Guidelines encourage and facilitate sustainable and attractive residential developments.

The next largest use is downtown commercial district which includes a mixture uses such as commercial, institutional, recreational, and residential uses. Current zoning designations appear to support these uses. The downtown zoning, however, does need to be updated to better reflect the kind of high density development currently found there. This should encourage more economically feasible development. The Employment Campus zoning at Warfield should help to encourage and facilitate redevelopment at Warfield.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

Crime is fortunately very low in the SC area, however, calls for service and reported crime does appear to be on the rise. Much of the low crime is a result of stable neighborhoods and attentive residents and police officers.

Educational opportunities in the area are outstanding. Carroll County schools are consistently rated highly among Maryland schools and several private schools are available nearby.

Parks and open spaces within the SC area are attractive and provide numerous opportunities for recreation. Additionally, these parks and open spaces are strategically located to provide easy access for most residents. Nearby State and County parks further enhance the active and passive recreational opportunities for residents.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

Sykesville's Piedmont fall-line location offers a variety of environmental assets: a wealth of ground and surface waters, their protective wetlands, characteristic forested steep slopes, soils and bedrock formations that this geography dictates. Both the value and sensitivity of these resources has long been recognized by the Town, Carroll and Howard Counties as well as by the state. Each of these jurisdictions has taken steps to preserve and improve these natural resource assets, including:

? Public ownership of large, preserved forested or meadow buffers created by the Hugg-Thomas WMA, Patapsco Valley State Park, Freedom Park, Piney Run Park and Piney Run Lake and the campus of Springfield Hospital Center (SHC)

? The northern portion connects to the Piney Run Reservoir Watershed and its floodplains, a significant network of Use III waters, designated wellhead protection zones, wetlands, steep slopes and forested areas. Nearly a dozen county-monitored wells have tracked ground water levels and quality for more than two decades

? The southern section contains the main stem of the Patapsco River and its floodplains, the steep slopes adjoining the river, the network of feeder streams, floodplains and wetlands that support the river's base flows. These sensitive areas are either publically-owned forested buffers and parks, accessible community open space with extensive buffering set aside as a trail network, or are zoned for conservation to protect the environmental features

? Efforts to improve headwater and stream buffers include several recent Carroll County reforestation projects in both Piney Run and Freedom Parks, by MD SHA along portions of the state routes and on the SHC campus and by the Town on the Warfield Campus. Howard County has supported additional buffer plantings on the southern bank of the Patapsco in conjunction with the development of South Branch Park by the town.

The community's weaknesses have arisen from the rapid growth during the past three decades. Impacts have included rapidly increasing suburbanization, decreased open land areas for water recharge, increased drawdown on local groundwater supplies and risks of contamination from early and peripheral development occurring on well and septic.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Sykesville has a long-standing commitment to be a green and sustainable community, even before such language was part of the daily discourse.

? Since the late 1980's Sykesville has acted on the recognition that "the greenest buildings are those already built" by proactively, preserving, adapting and reusing as much of their existing built environment as possible. Public efforts by the Town have stimulated private investment and served as a model of stewardship to individual property owners. In 2011, MHT honored Sykesville's long-standing commitment with their newly created "Stewardship of Historic Properties by a Government Agency" annual preservation award. Further efforts included:

? Sykesville's subdivision, development and zoning codes have long required that a comparatively large percentage of open space be set aside in combination with clustering, set back and design requirements within their small town planning guidelines. These efforts have reduced impervious surfaces and afforded more total green space while incentivizing walkable/bikeable connections between green spaces, neighborhoods and community destinations

? The Town has offered curbside residential and commercial recycling since 1996 and began providing local oil and antifreeze recycling in 2000. They regularly include educational information on current recycling opportunities and future program improvements in the Town's quarterly newsletter

? Local food opportunities are seasonally available through local producer-farm stands, private-sector farmer's markets and frequent Main Street events. As its initial project, the Sykesville Main Street "Clean, Safe and Green Team" is establishing a community garden. Founding partners include local restaurants and eateries seeking fresh produce and herbs to feature on their seasonal menus.

? While the town does not manage the local public water system, they are active partners to maximize safe and efficient operations of the system, support the County-wide Water Resources Coordination Council and the Utilities Advisory Council.

? With support from American Recovery & Reinvestment Act (ARRA) funds, Sykesville has undertaken an energy efficiency campaign which includes:

- o Thermal insulation of several historic town-owned buildings
- o Two separate projects to upgrade lighting to higher efficiency fluorescent and/or compact fluorescents in the primary municipal offices, police station and maintenance facility
- o Install thermal protective solar film to glass in key southern exposure windows of the visitor's center
- o Install photovoltaic array to power Little Sykes Railway Park and augment the town maintenance facility operations
- o A March 2012 RFP is seeking an alternative energy solution to augment operations for the primary cluster of municipal buildings which are in service daily
- o Engage in community outreach and education on the Town's energy-efficiency projects

Among the challenges faced by the Town, are getting public and legislative support for efforts to further reduce the municipal waste stream. Currently, about 70 percent of the community participates to some degree with the single stream recycling; the goal is to increase that to at least 90 percent. Further, currently approximately 25 percent of the Town's total gross tonnage of waste is recycled. Recommendations included incentivizing recycling via variable rates based on waste volume vs. recycling volume and exploring the direct sales of recyclables.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

Sykesville's history and community design have been driven by stormwater flows and riverine flash floods since its founding. Following the 1868 flood, Sykesville's major development and rebuilding occurred on the Patapsco's northern banks, after residents realized that structures there were minimally impacted when compared with catastrophic losses on the river's southern shore. Following that difficult lesson in its formative years, Sykesville has been among the more pro-active jurisdictions to adopt stricter development and SWM codes.

Recent measures, projects and accomplishments include:

- ? Carroll County has conducted stream corridor assessments and developed Watershed Restoration Action Strategy (WRAS) plans for the headwater portions of the Piney Run and Patapsco watersheds and its portion of the Liberty Reservoir watershed; to date 23 targeted stormwater management retrofit projects adjacent to the headwaters have been completed and 6 additional projects are in various stages of development.
- ? Both Carroll County and Sykesville have participated in a "Builders for the Bay Roundtable" to analyze development codes, processes and regulations as a foundation for developing its comprehensive WRE which was adopted in April, 2010. To date, the majority of the Roundtable recommendations have either already been fully adopted or are being implemented on a practical timetable.
- ? Between the 1960's and the 1980's Sykesville undertook a campaign to upgrade historic open drainage systems in place since the 1830's and establish a contained system for better managing and controlling flows and floods
- ? Since the 1990's the Town has further improved SWM with targeted retro-fit projects for the most critical areas of Town, including the recent addition of a filtration basin to manage flows for the Public Works/Maintenance facility which includes the oil and antifreeze recycling facility
- ? Sykesville has been working with Carroll County to improve mapping of and access to stormwater facilities within its boundaries
- ? The Town, in cooperation with the Carroll County Bureau of Resource Management, is currently reviewing its SWM codes for best practices improvements following the adoption of its 2011 Master Plan
- ? Sykesville's Public Works staff conduct regular inspections of all SWM facilities and outfalls, either performing needed maintenance on Town-owned structures or initiating maintenance and, if needed, enforcement actions with property owners
- ? Well-publicized demonstration projects have included rain gardens, BayScapes gardens and similar low-impact design (LID) efforts on Town-owned properties and parks to act as models for the community
- ? Sykesville's zoning codes have established both increased ratios and non-fragmentation standards for dedicated open space; these have increased buffers and/or infiltration areas while dedicating them to passive recreation or trails
- ? The Town's development regulations have included buffers and SWM infiltration controls into trail, path and sidewalk design concurrently with the increased open space requirements and standards
- ? The town landscape ordinance requires a greater intensity of planting and reforestation as well as requiring more substantially-sized individual plantings than are currently required by county code
- ? With the adoption of the 2011 Town Master Plan, Sykesville is reviewing its landscape BMPs which may include incorporating Tree/Forest Conservation Ordinance into town code

Recent challenges and obstacles have included:

- ? Overcoming public resistance to implementing proactive management tools and codes.
- ? Overcoming some code, regulatory and planning issues have hampered the early progress in redeveloping the Warfield Complex.
- ? The economic downturn and the loss of highway user fees have restricted several planned initiatives for Sykesville.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

Sykesville has several factors that make it attractive for future job growth:

- The Town has just been designated a Maryland Main Street by the Maryland Department of Community and Housing Development and we are continuing our efforts to lease our Warfield Commerce and Cultural Center.
- Our waterfront location deems us highly desirable for future growth as we continue to advocate for our Riverplace Development.
- We have recently made improvements to 3 of our town parking lots and we are eligible for consideration as a TIZ targeted investment zone.
- We are a Heart of the Civil War Heritage area and within that area we are TIZ targeted.
- We are a Historic District which allows us to offer local and state tax credits for developers and users.
- We maintain an owner occupied grant program in our historic district.
- Sykesville is currently linked to the county's fiber network. This network provides a corridor to other parts of the county allowing us better internet options for residents and employers.

All of these strategies will leverage us as we continue to grow our commercial tax base. We are working cooperatively with the county to update its sewer infrastructure; due to age and deterioration.

The national downturn in the economy has had a dramatic effect on us. Our Warfield Complex, although we have 3 long-term tenants, continues to stay vacant due to limited access to financing leading to a disincentive for growth. Our Main Street typically has a 5% vacancy rate. Traffic on route 32 hampers access and limits users interest.

Even though Carroll County has a relatively low unemployment rate we have access to local training programs including the South Carroll Business Association and Main Street Economic advising by the Department of Housing and Community Development is now available to us through the Main Street Maryland program.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

A new townhome community, Raincliffe, is developing steadily despite the tough economic downturn. Our current housing market consists of high end executive housing, single family homes and semidetached homes encompassing a wide range of pricing. We have a wide array of rental opportunities ranging from small studio apartments on Main Street and up to 3 bedroom apartments located in our Sykesville Apartment complex. Section 8 housing is available as well as low income and high income housing for seniors. We currently hold about 10-15% of Carroll County's rental properties. While we only have 2.5% of the population we have 10-15% of the county's rental properties. This array of housing allows individuals to maintain their lives in Sykesville. Starting out in a rental property, then eventually owning a home and having the option to retire here. Our vertical and horizontal housing stock is well maintained and in excellent condition.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

- The average age of a Sykesville resident is 36 years old.
- We currently hold an 89% Caucasian demographic, with a 6.3% Afro-American population which has increased slightly over the last several years.
- Our average household size ranges from 2 to 4 persons based on approximately 1600 dwellings.
- Household size has increased over 10% since 2000 as more families with children have moved to Sykesville.
- Sykesville is the most racially diverse and youngest in the county.
- Average cost per home here is \$275,000.
- We have over 3,300 people eligible for employment (16 years and older) with 84% employed in white collar professions and 16% working in blue collar professions.
- 59% of our work force have greater than a 30 minute commute.
- Average salary is nearly \$91,000 yearly much higher than the rest of the county.
- These numbers indicate Sykesville is trending towards double income working families traveling far enough to be able to maintain a high standard of living.
- Voted best Town to raise a family in the state of Maryland and 10th best in the country, Bloomberg Businessweek 2011.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

Sykesville's implementation of its Sustainable Communities Action Plan will be incorporated within municipal daily operations, management tasks and volunteer roles and responsibilities. The town regularly functions in this manner. They have long-standing experience with incorporating a robust network of active volunteers on town-appointed commissions, partner not-for-profit corporations and cooperative associations all working on agreed upon tasks coordinated by town staff and consultants. With a directed, hands-on approach, town manager/planning director Matthew Candland will oversee regular tasks and project coordination. Existing town staff will implement action plan tasks as part of their regular duties within appropriate town departments: Public Works, Police and Municipal Administration and the Main Street Program. Town staff meets weekly to coordinate duties and projects. Staff members responsible for liaison roles to the various volunteer commissions or groups meet formally with those groups on at least a monthly basis. Additionally, sub-committees or volunteers working on specific project and the liaison staff will regularly convene work sessions outside of the monthly meetings. Project leadership on the Sustainable Community initiative, action plan advocacy and meeting coordination will be led by Mayor Mike Miller with support from town staff.

Participating Entity/Group	Representatives
Town of Sykesville:	Mike Miller, Mayor, Matthew Candland, Town Manager & Planning Director, and Stephen Enslow, Planning and Zoning Commission, Frank Robert, Town Council & War Memorial Committee, Edward Cinkole, Warfield Development Corporation:
	Sean Davis, MRAGTA, Brad Rees, Town Resident, Doug Howard, Carroll County Commissioner, Dave Roush, Carroll County Commissioner, Andrew Heck, New Windsor State Bank, Fran Kirley, Nexion Health, Mike Miller, Mayor, Matthew Candland, Town Manager, and Barry Stabile, Springfield Hospital Center.
Sykesville Main Street Association:	Ivy Wells, Main Street Manager, and Board of Directors: Leo Keenan, Town Council, Stewart Dearie, Baldwins Station, Fred Gossage, Commercial Property Owner, Carol Felker, Sykesville Business Association, Scott Beck, E.W. Beck's Pub, Rose Topper, Town Resident.
Sykesville Business Association:	Carol Felker
Springfield Hospital Center:	Paula Langmead – or designee
State Police Academy & Training Facilities:	Charles Rapp, Executive Director
Dept. of Corrections Central Laundry:	Dwight Johnson, Facility Administrator
South Carroll Business Association:	Tom Alessi, President,
Sykesville Historic District Commission:	Pat Greenwald, Chair
Sykesville Recreation and Parks:	Billy Schifflet, Chair
Sykesville & Patapsco Railway:	Joe Moltz
Colored Schoolhouse Museum:	Pat Greenwald, Director
Gatehouse Museum of History:	Mark Fraser, Curator
Community Corporate Partners:	Fran Kirley, Nexion Health, Jackie Harris, President EMA & Robin Somers, Executive Director Fairhaven
Community Parks and Recreation:	Freedom Area Recreation Council (FARC) and Carroll County Parks & Recreation- Piney Run Park, Howard County Parks & Recreation
Schools:	Sykesville Middle School & Ava Wanas Montessori

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects.

Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

The Town of Sykesville has been and continues to be committed to its revitalization and has continued to follow through on its Master Plan. Some examples include:

- Receiving Community Legacy Funding to move and renovate a historic building and adding ADA accessibility
- Receiving Community Legacy funding for improvements to 3 buildings located in our Warfield Commerce and Cultural Center.
- The Town of Sykesville invested in parking lot and lighting improvements in our largest town parking lot, McElroy lot.
- The Town of Sykesville received Community Parks and Playground funding for Millard Cooper Park, Lexington Run Park and Jones Park to build ADA accessible playgrounds and pathways.
- The Town of Sykesville funded ADA accessibility restrooms and ramp improvements to Baldwin's Station.
- The Town of Sykesville funded our Old Main Line Visitor's Center and Post Office with ADA accessible restrooms.
- The Town of Sykesville funded ADA accessible pathways through the Warfield Cultural and Commerce Center where we host the Carroll County Special Olympics Inspiration Walk each Spring.

The Town of Sykesville has just been designated a Maryland Main Street Community in February 2012 and have since received more than \$5,000 in private and public funds for the beautification of our Main Street including painting and planting trees, shrubs, flowers and more. Our new Green, Clean and Safe and SC Committee is planning on constructing and maintaining a 'Main Street' Community Garden where our residents will share in the work and bounty of the garden. Saturday educational sessions on organic gardening for adults and children will be offered as well as using rain barrels which will collect water from our Town House and compost bins. Promoting recycling efforts on our Main Street will be implemented as well.

The roles of the members in our sustainability work group include our Town Manager, Main Street Manager, business and property owners and volunteers. Each share in the role of progressing our revitalization efforts depending on each's passion and specialty. Our strengths are the commitment, knowledge and general desire to be involved in our revitalization efforts.

Our biggest challenge is finding adequate funding to accomplish many of our capital projects.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

Much of the SC plan includes existing plans and documents previously approved. Each of these plans included extensive public input. These include:

- Town Master Plan – the most recently adopted plan was adopted in 2011. Its adoption was preceded by two years of public workshops, hearings, and meetings.
- Main Street Master Plan – Originally adopted in 1998, it too was recently amended and adopted in 2011. Again, numerous public workshops, hearings, and meetings were held.
- Warfield Master Plan – a week long planning charrette, which included extensive public participation, was held to create the master plan.
- Various Parks Plans – a number of plans were adopted for the creation and renovation of several parks. These meetings were heavily attended particularly by residents living near the respective parks.
- The Mayor and Town Council, in addition to their semi monthly public meetings, also holds an annual retreat. This purpose of this meeting is to plan and strategize for the upcoming year and into the future as well as attempt to tackle particularly challenging issues. The regular meetings and retreat are open to the public and are well attended.
- The Town has numerous commissions and committees such as the Planning Commission, Historic District Commission, Main Street Association and others that encourages and invites public input and participation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

Sykesville has a long-standing commitment to pursue Smart Growth practices and policies that pre-dates the inclusions the Smart Growth visions now incorporated in Maryland's land use code. They almost intuitively understood the logic and necessity to focus efforts and resources to maximize collective benefits by targeting investments. Sykesville has a track record of actively formalizing and coordinating those efforts with both county and state interests and entities.

- Sykesville was among the first of Carroll's jurisdictions to actively utilize its local historic district authority to ensure the survival and flowering of its historic residential core and central business district.
- They have been a leader in community and cultural stewardship by restoring the historic MacDonald residence for town offices, catalyzing the return of their Main Street with the acquisition, adaptation and reuse of the late Victorian B & O Railroad station into a marquis restaurant, overseeing the gradual renovation of nearly of all contributing buildings along primary street corridors and stabilizing vacant or at-risk parcels with infill or relocation projects which support the community's other investments.
- Following these efforts in the town's historic core, they actively engaged in the rescue, renewal and redevelopment of the Warfield Complex, a de-accessioned 140-acre portion of the historic Springfield State Hospital, lying at the Town's eastern boundary. Historically, the hospital was an integral component of Sykesville but the construction of RT 32 isolated it from the community in the mid-20th century.
- The plan was implemented with local historic district to provide tax incentives, managed with historic district design guidelines written to address the scale, materials, context and landscape which are unique to Warfield.
- Implementing design guidelines within their historic districts has also enabled Sykesville to effectively use incentivized performance codes to proactively manage the development of newer residential neighborhoods. Density bonuses and performance standards contained in the small town planning guidelines and cluster subdivision regulations have resulted in projects which implement the community's vision rather than foster the typical cul-de-sac sprawl of the surrounding communities.
- These planning guidelines are responsible for well-developed parks and open spaces in every portion of Sykesville. Equally as importantly, all of these public spaces are connected by a well-developed sidewalk, trail and pathway network which has been continuously implemented and expanded concurrent with nearly every development project in the community.
- Just as with their design guideline approach, the Town has higher standards for landscaping and forest management than surrounding jurisdictions. These efforts have also been bolstered by more robust codes and enforcement efforts regulating stormwater, floodplains, sediment and grading, water resource management, livability and parking, landscape and forestation codes.
- While Sykesville does not control their water and wastewater infrastructure, they have developed a proactive roads/public facilities maintenance plan and municipal recycling and waste reduction programs that have been supported through many challenges and budget reviews.
- All of these initiatives, in addition to numerous public participation opportunities, are regularly and effectively shared with the community through a seasonal newsletter, web site, social media, blogs and other on-line publications and schedule of park, holiday and Main Street events and celebrations.

Collectively, these efforts resulted in Sykesville's recognition in late 2011 as Maryland's "Best Place to Raise a Family" and one of the NATON'S top ten family-friendly communities by Bloomberg Business Week.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Currently, Sykesville is well-positioned and prepared to attract private investment. Recent leases with new developers at Warfield and the just-announced addition of new Main Street retailers provide concrete evidence. However, to continue attracting these investments, Sykesville plans to leverage support for its businesses and community by:

- Continuing expansion and improvement of Warfield Complex's trail network including active support of efforts linking Sykesville & Warfield to the surrounding community via a Freedom-area trail connections with Eldersburg and Piney Run Park
- Expanding the Town's Linear Trail system and begin exploring new connections to a Patapsco River corridor trail linking directly to Main Street restaurants, shopping and adjacent parks, public lands and community festival spaces and parking on both shores of the Patapsco
- Continuing incremental improvements to the public realm along the Main Street corridor; currently budgeted projects include two alleyway lighting projects, path connections from Main Street to new residential neighborhoods, improving the existing "pocket park" at Main St and Sandosky Road and selected gateway improved for key intersections along RT 32. Future opportunities include expanding on the cooperative redevelopment of South Branch Park with Howard County
- Explore green streets/complete streets grant opportunities to fund improvements of Oklahoma and Schoolhouse Roads beyond the development parcel to complement development of residential infill projects responding to needs of limited income seniors

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

Sykesville has implemented numerous policies and projects to reduce adverse environmental impacts of the built community as previously described. The town will build on these accomplishments with the following measures:

- Further improve the existing stormwater management (SWM) network in cooperation with Carroll County's Bureau of Resource Management by upgrading outflows and implementing new control measures via the joint Phase II MS4 NPDES permit. Upcoming efforts will include additional field work to update the accuracy of the GIS data layers to support detailed mapping. New opportunities which will be explored include expanding existing education and outreach programs, seeking interested volunteers (including Eagle Scout candidates from the community) to undertake programs such as storm drain marking, targeted tree plantings, rain gardens, or other stormwater retrofit projects for paths, trails and other public facilities. Other public education topics/awareness efforts may include pet waste disposal, landscape BMP/IPM information, household SWM practices such as car washing on grass to minimize pollution and double the benefit of water use, or other similar "simple" green choices
- Sykesville's Community Investment Program budget funds capital equipment and construction projects. Current planned investments for the Fiscal Years 2013 to 2015 include:
 - o Baldwin's Drive is slated for reconstruction; upgraded SWM controls will be included within this project
 - o Retrofit projects to provide enhanced infiltration/uptake will be explored for three trail repaving/upgrade projects
 - o New linear trail section to be constructed will also incorporate appropriate SWM control systems
 - o Purchasing street sweeping equipment during FY 2014 which will reduce foreign materials and contamination of stormwater flows
 - o With support from ARRA funding, the town has recently undertaken several energy-efficiency upgrades. Future efforts will include:
 - o Installing alternative energy array per responses to the March 2012 RFP to reduce energy consumption and costs for the primary municipal buildings, including the administrative offices and public meeting facilities of the Town House, the Police Station and the Maintenance building.
 - o Investing in energy audits for the remaining town-owned buildings not studied with the ARRA funding: the Post office/visitor's center, the Police Station and Baldwin's Restaurant. Seek implementation funding for each site, based on results and recommendations from energy audits
 - o Educating residents on their eligibility for Carroll County's "Energy Savers Loan Program" through newsletters, brochures or hosting a speaker on the program
 - o Following the recent Maryland Main Street designation, the "Clean, Safe and Green Team" is planning or beginning several targeted projects:
 - o In March 2012, they received approval from the Town Council to move forward with a Community Garden project; initial participants include Main Street restaurants and eateries
 - o Future project under development include other local food initiatives to expand on their existing promotion of local farmers markets and producer's farm stands
 - o A Sykesville business directory is in development. Once completed, a promotion and awareness campaign will move forward, including a buy local, buy green strategy
 - o Explore partnerships with Carroll County Recycling Bureau to offer low-cost rain barrels, composters and related items for community purchase

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Town of Sykesville staff including all Department of Public Works staff, Town Manager, and Main Street manager; Town Boards/ Committees will include the Mayor and Town Council, Main Street Association and its five subcommittees: Design, Promotions, Economic Development, Organization and Clean, Safe & Green, Warfield Development Corporation, Parks and Recreation, the Historic District Commission and the Planning Commission. External partners/stakeholders will incorporate Carroll County Government, including Public Works Department, Department of Land Use Planning and Development, Economic Development Department, Bureau of Recreation and Parks, the Freedom-Area Trail Advisory Group, Springfield Hospital Center, Howard County, State Highway Administration.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

Our key assets include:

- The Town of Sykesville is home to 11 parks.
- Our Little Sykes Railway Park offers free rides for children from May through October.
- Our Historic Gatehouse Museum is open and offers cultural activities and a research database on the history of Sykesville and it's landmarks and homes.
- Our Historic Colored Schoolhouse was revitalized and offers workshops and lessons about it's role in Sykesville's Afro-American history.
- Sykesville and Patapsco Railway housed in a historic Pullman car displays model trains the first Sunday of every month.
- Our Historic Old Main Line Post Office and Visitor's Center gives the community access to local literature and Postal Service needs.
- Baldwin's Station Restaurant was once a B&O Railroad station and now houses a fine dining restaurant.
- The Historic Sykesville Town House serves as the main office for our Mayor, Town Manager and staff.
- The Warfield Commerce and Cultural Center houses 3 tenants and is an economical asset for future development.
- Historic Main Street has now been recognized as a Maryland Main Street with efforts for economic restructuring and revitalization
- The town works closely with Sykesville Middle School and our Sykesville Police Department implementing our Junior CSI Program encouraging middle school students that want to learn what it's like to become junior detectives.
- We instated an ordinance allowing our Montessori school the ability to raise chickens for the educational purpose of teaching children about farming and self-sustaining principles.
- We partner with our local churches and Gate House Museum for an educational tour of the history of Sykesville.
- Our Main Street organization hosts a Ghosts and Legends tour of downtown Sykesville attracting visitors from all over the state and beyond.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

Sykesville is proud of its historic heritage and small town character and charm. Our Main Street is the heart of our community and our efforts to revitalize and maintain our historic buildings is something we are extremely proud of. We value our small town's quality of life and sustain the high level of expectation by increasing and maintaining efforts for historic preservation, and preserving our natural and cultural resources. Our Historic District Commission has implemented residential and commercial development designs to encourage our property owners in the downtown area. We hope to add adequate lighting and adopt a wayfinding plan to encourage downtown growth. The Town has a local historic tax credit. We were just designated a 'Main Street Maryland' Community this year and look forward to the benefits and leverage this designation has to offer.

- We currently have 108 historic buildings in our downtown.
- We utilize nearly all of our historic establishments for either office or cultural space.
- Our town offices are located in a historic building.
- With the exception of our Old Main Line building, we have yet to construct a new building.

Our policy is to to reuse our historic buildings for future economic benefits

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

In accordance with our Sykesville Master Plan, we strive to develop, in conjunction with public and private sectors, our town's open space, parks and trails. One of the assets of Sykesville is the amount of time and resources we use to improve our parks and trails.

- We currently have paved trails and pathways in each of our public parks; totaling 100 acres of parks and open space.
- We are working with Carroll County Parks and Recreation and the Warfield Development Corporation to establish future pathways connecting our Warfield Center to Eldersburg and to connect Piney Run Park and Freedom Park.
- We paved and maintain a network of sidewalks connecting all of our paths and parks. This means you can reach all of our parks via a sidewalk or trail.
- Our Linear Trail connects to our Historic District and downtown Main Street through our pedestrian tunnel we had constructed underneath Route 32.
- Thousands of trees have been planted at our Warfield Commerce and Cultural Center; including our new intersection at Route 32 and Springfield Avenue.
- Sykesville Main Street has added a 'Clean, Green and Safe' committee focusing on 'green' initiatives to enhance our downtown. Currently we are focused on the implementation of a Main Street Community Garden to be utilized and kept by Main Street residents and other interested parties who have no 'land' of their own. This project will feature educational demonstrations for children and adults and will teach our residents the art of agriculture.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? *(Answer Space 4,000 characters)*

Several organizations will be guiding and assisting us in our efforts. Those include: Carroll County Parks and Recreation, Sykesville Parks and Recreation, Main Street 'Clean, Green and Safe' Committee, The Rotary Club of Sykesville/South Carroll and the Warfield Development Corporation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The Town has adopted several policies and initiatives to help stimulate economic activity. Some of these include:

- Town's Historic Tax Credit – the Town offers a property assessment freeze on the pre-restoration assessment of a building for up to ten years on projects approved by the Historic District Commission
- Warfield Employment Campus Zone- this innovative zoning allows for the necessary flexibility while at the same time demands high standards to ensure quality projects.
- Downtown and Warfield Historic District Design Guidelines – the guidelines, when followed, allows applicants to also take advantage of State and Federal tax credits. The guidelines also provide assurance to existing and prospective developers and tenants that design quality will be maintained.
- Main Street Master Plan sets forth what is expected of the Town with respect to its public buildings but also sets forth goals and objectives for private owners as well.
- The Town's Small Town Planning Guidelines provide developers with a clear predictable process and requires high standards of design and minimal levels of open space that make the neighborhoods desirable and therefore marketable.
- Various Main Street Building and Public Space Improvements by the Town – these public improvements have and will continue to attract private investment.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

One of the primary purposes for the Town acquiring and redeveloping the Warfield site is to create employment opportunities nearby. Not only will that provide job opportunities for local residents but it will also lessen the vehicular impacts on Rt. 32 and other congested roads. The land use plan for Warfield also allows for affordable workforce housing so that employees can live near where they work.

The Town's past restoration efforts have provided numerous local jobs and stimulated the local construction economy.

The Town's Main Street Master Plan as well as its Main Street Five point approach will also encourage downtown economic activity and hopefully stimulate job creation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

It is believe that the SC area will be impacted by BRAC. With the area conveniently situated along Rt. 32 only approximately 25 miles from Ft. Meade, there are already numerous Ft. Meade employees who live in Sykesville. It is anticipated that the relatively easy commute from Sykesville will encourage additional employees to live in Sykesville. Further, private companies that contract with Ft. Meade have begun to show interest in locating at Warfield again because of the relative ease of accessing Ft. Meade from Sykesville.

The Town will continue to work closely with Carroll County Dept. of Economic Development to ensure that the Town and County are ready for these impacts.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Groups and stakeholders that will be key include:

- Warfield Development Corporation
- Carroll County Economic Development
- Northrop Grumman
- Episcopal Ministries to the Aging
- Springfield Hospital Center
- State Highway Administration
- Maryland Dept. of Economic Development

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

The Town of Sykesville encourages housing renovation in our historic districts by encouraging our existing and potential homeowners to take advantage of local historic tax credits for rehabilitation and improvements.

- Our new townhome development, Raincliffe, is developing steadily.
- We offer a wide array of rental opportunities ranging from small studio apartments on Main Street and up to 3 bedroom apartments located in our Sykesville Apartment complex.
- We offer Section 8 housing at our Schoolhouse Road development which is a family low income housing subsidized by the federal governments HUD program. We offer public transportation to downtown and surrounding areas via the Carroll Area Transit System (CATS)
- We currently work with the landlords of our Main Street rental apartments to ensure vacancies are kept at a minimum by promoting via social media and the web on apartment availabilities.
- We currently work with our planning commission to transition a desirable location within our SC area currently zoned as conservation for the potential of affordable senior housing. The towns zoning ordinance encourages developing a low income senior housing establishment.
- Our land use policies encourage a variety of different housing options.
- We have design recommendations that enhance open space regardless of housing bracket.
- We maintain small town planning guidelines.
- The building of in-law suites is an acceptable in our current permit system.
- We continue to work with the Warfield Development Corporation progressing to encourage limited housing development.
- Sykesville Apartments offer ADA accessible housing
- We include an ADA renovations tax credit opportunity to our apartment property owners on Main Street.
- We maintain several ADA pathways throughout our Town.
- Currently working on a variety of retro fit and upgraded projects bringing the Town to comply with ADA standards.
- 1st floor apartments are available on our Main Street.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

We believe so; and here's why:

- We have a new transportation option and stop for CATS therefore increasing availability of public transportation.
- We encourage a community walkability plan and require sidewalks in all new housing establishments; including Raincliffee.
- From most parts in Town you can walk to our Main Street and Warfield Cultural and Commerce Center
- Part of our new intersection at Route 32 and Springfield Ave was the inclusion of bicycle paths

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

Currently, we have a good mix consisting of:

- 1200 single family housing units
- 1/3 of our housing opportunities are rental apts.
- We have worked cooperatively with Sykesville Apartment building management for it's proactivity to continue to offer safe and accessible housing.
- Sykesville offers close to 10% of the total rentals in the county and has all ranges of income levels.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

They will consist of landlords, apartment building management companies, business owners and a supportive planning commission.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

The Town will continue to work closely with Carroll Area Transit System to provide affordable transportation to most places in Carroll County. This service will continue to provide those who do not have their own means of transportation access to jobs, shopping, and other necessary destinations.

The Town will also continue to work closely with the State Highway Administration to ensure that the Park and Ride facility remains accessible and adequate to the increasing needs of carpoolers.

The Town will continue to maintain and upgrade its pedestrian and bicycle pathways and existing dedicated lanes on Town roads.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The Town is not immediately near or adjacent to high density transportation centers. It is approximately 15 to 20 minutes away from the Owings Mills light rail station.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Some of these groups and stakeholders include:

- Carroll Area Transit System
- State Highway Administration
- Town Public Works Dept.
- Town Police Station
- Carpoolers

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

Value & Support Existing Communities: Sustainable Development & Smart Growth

- Continue investments into energy efficiency/alternative energy systems
- Implement Sykesville Main Street's "Clean, Safe and Green Team" projects
- Implement stormwater management (SWM) projects described in the joint Phase II MS4 NPDES permit

Promote Transportation Choices:

- Expand Linear Trail system in current annexation parcel and begin study phase for Patapsco River corridor trail
- of Oklahoma and Schoolhouse Roads
- Seek funding for next town gateway project at RT32 and Sandusky Road; if feasible coordinate with planned developer-funded intersection improvements at the Raincliffe-Sandosky intersection on RT 32
- Ensure that needed road projects are included on the annual County's Priority Letter to MDOT
- Continue to support the Carroll Area Transits System

Promote Community Housing Choices:

- Finalize project agreements to enable development of income-restricted, senior housing adjacent to Schoolhouse and Oklahoma Roads
- Continue cooperative guidance to continue Raincliffe townhome project to maximum potential
- Support efforts to complete targeted for mixed use development/redevelopment projects along Main Street and in adjacent business district, at RiverPlace and Warfield
- Explore targeted annexations within adopted Municipal Growth Area which offer beneficial residential infill and leverage needed utility improvements

Coordinate Policies, Investments and Project Review

- Refocusing and coordinating the functions of several existing organizations, commissions, and committees to

(2) ~~Answer the specific questions that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)~~

- Coordinate and facilitate collaborative work for code reviews/updates, annexation of key parcels for trail and/or infill projects, secure road and sewerage capacity needed for targeted infill and redevelopment projects
- Value & Support Existing Communities: Sustainable Development & Smart Growth
- Ensure regular and effective communication both vertically and horizontally between commissions, boards
- SWM outflows have replaced and needed infiltration structures complete
- and appointed bodies as well as across jurisdictional lines between Sykesville, Carroll and Howard Counties,
- Field work to update GIS data complete
- state and federal agencies and reviewers
- At least one new Eagle Scout Project has been completed for community/park facility
- Facilitate a one-stop approach to streamline the application, review and permit processes to the maximum
- Regular newsletter articles, social media pages and town web site include information on rain gardens, best
- extent possible by:
- o practices for pet waste disposal, landscape BMP/IPM, household SWM practices, Carroll County's residential
- o Coordinate pre-submittal for site plans and architectural/design reviews for adaptive re-use projects
- o "Energy Savers Loan Program"
- o Request expedited County reviews for stormwater, reforestation, grading, floodplain and related technical
- o SWM/LID retrofit projects completed for Baldwin's Drive and planned trail repaving/upgrade projects
- requirements for adaptive reuse projects requiring minimal site disturbance
- o New Street sweeping equipment purchased and in service
- o Seek grant funding to provide for stormwater retrofits along public rights-of-way and pedestrian facilities
- o New community garden in place and providing produce for participants
- o Coordinate economic development support between Sykesville, Warfield Development Corporation, Carroll
- o Sykesville "Buying Local is Buying Green" business directory complete and includes local food/farmer's
- County and the State
- market resources
- o Explore streamline pre-submittal guidance/conference with review agencies, for design guideline compliance
- o Alternative energy array is installed and on track towards a positive ROI
- and tax credit certification
- Energy audits completed and appropriate projects have been funded and installed
- Reduce project costs through cooperative/shared parking and municipal maintenance and operation plans

Promote Transportation Choices:

- Enhance Economic Opportunities: Main Street
- Initial connection of Eldersburg/Freedom-area/Piney Run trail is linked to Warfield Trail network
- Finalize end-user agreement/occupancy for 732 Oklahoma Road
- LID green street/complete street improvements to Raincliffe-Sandosky-RT32 intersection are completed and
- Finalize and implement facade improvement grant program
- final planning and funding for Sandosky gateway in complete
- Finalize Target Investment Zone (TIZ) designation through the Heart of the Civil War Heritage Area
- Linear Trail end loop is complete on the recently annexed parcel adjacent to the Patapsco
- Support community place-making efforts
- LID green street/complete street improvements to Oklahoma and Schoolhouse Roads is complete
- Promote Sustainable Community enabled investor support programs
- Initial design and engineering requirements have been developed for Patapsco River Trail
- Complete public realm improvements along the Main Street corridor
- Needed projects for RT 32, Main Street Streetscape and Freedom-area trail feasibility study have been

included as needed on Carroll County MDOT priority letter

Enhance Economic Opportunities: Warfield

- Link Sykesville & Warfield via Freedom-area trail connections with Eldersburg and Piney Run Park

Promote Sustainable Growth - enabled investor support/programs

- Obtain plans for Rainwater reuse project to near completion of Phase I of Springfield Hospital Center once Dept of Health & Medical Hygiene site review that the under way and road facilities improvements are complete
- Coordinate Policies, Investments and Project Review:
- One-stop, expedited plan submittal/review/permit process in place
 - Coordinated review procedure for design guideline and initial tax credit consultation in place
 - Key building historic data resource documentation complete
 - Regular, effective and efficient project coordination and communication is evidenced by functional capacity of the SC Workgroup and town staff

Value & Support Community Character -

Enhance Economic Opportunities: Main Street

- Rehabilitated structure at 732 Oklahoma Road is occupied and in service
- Begin Façade Grant Program as/when funded
- Submit TIZ application to HCWHA Board
- Initial phase of military memorial is installed
- Way-finding sign study completed and seek grant funding to implement
- Landscape and park improvements completed at Main St & Sandosky Rd
- Funding for both alley lighting projects secured and lighting installed
- Community trail connection to Main Street completed to final design and engineering, seek funding for construction
- Submit SC boundary modification application for South Branch Park following consensus with Howard County

Value & Support Community Character -

Enhance Economic Opportunities: Warfield

- Participate in the Freedom Area Trail Feasibility Working Group
- Secure grant/program funding to complete next Warfield Trail section
- Complete renovation and occupancy of Warfield "G" Building
- Submit SC boundary modification application and begin annexation upon notice of the de-accessioning of the Martin Gross Complex or other surplus portions of Springfield Hospital Center

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date